



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

**GAIL FARBER, Director**

February 11, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

24 February 11, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**QUITCLAIM DEED AND BILL OF SALE  
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
TO COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY  
WILMINGTON DRAIN PARCELS 2EXE, 2EXE.1, AND 2EXE.2  
IN THE CITY OF CARSON  
(SUPERVISORIAL DISTRICT 2)  
(3 VOTES)**

**SUBJECT**

This action will allow the Los Angeles County Flood Control District to quitclaim its easement along Wilmington Drain and transfer the Wilmington Drain Pump Station No. 3 in the City of Carson to County Sanitation District No. 8 of Los Angeles County.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement for flood control, water pipeline, and electrical conduit purposes along Wilmington Drain Parcels 2EXE, 2EXE.1, and 2EXE.2 and the interests in Wilmington Drain Pump Station No. 3 Parcel 2EXE located southwest of the intersection of Sepulveda Boulevard and Figueroa Street in the City of Carson are no longer required for the purposes of the Los Angeles County Flood Control District.

3. Authorize the transfers and approve the Quitclaim Deed and Bill of Sale document from the Los Angeles County Flood Control District to County Sanitation District No. 8 of Los Angeles County, the underlying property owner.

4. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the enclosed Quitclaim Deed and Bill of Sale document and authorize delivery to County Sanitation District No. 8 of Los Angeles County.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to convey, assign, release, and quitclaim all rights, title, and interest in its easements for flood control, water pipeline, and electrical conduit purposes, and the property known as the Wilmington Drain Pump Station No. 3 (Pump Station) lying within the easements to the County Sanitation District No. 8 of Los Angeles County (CSD).

In 1975 the LACFCD and the CSD entered into a cooperative agreement to share the cost to construct Wilmington Drain and the Pump Station. In 1977 the CSD granted the LACFCD an easement for the construction and operation of Wilmington Drain to provide flood protection to the CSD's property. The Pump Station, which serves to provide water for CSD's marshland, was also within the easement area granted by the CSD in 1977. In the last few years, discussion between staff from the LACFCD and CSD has led to this recommendation for the execution of a quitclaim deed and bill of sale since the transfer of ownership and operation responsibilities of the Pump Station and appurtenant structures will provide CSD a greater level of efficiency in water transfer to their marshland. CSD agrees in the Quitclaim Deed and Bill of Sale that the LACFCD has no maintenance, repair, or improvement obligations relating to the easement and Pump Station. Consequently, insofar as the 1975 agreement required LACFCD to operate and maintain the easement areas and pump station, those provisions will be moot upon your approval of this action.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). This transaction will enable CSD to monitor the operation of the Pump Station to protect its marshlands and eliminate operational responsibility by the LACFCD.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

There will be no monetary consideration for this Quitclaim Deed and Bill of Sale because the Pump Station will continue to be used by CSD for flood control purposes.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcels 2EXE, 2EXE.1, and 2EXE.2 are located southwest of the intersection of Sepulveda Boulevard and Figueroa Street in the City of Carson. The CSD is the underlying property owner of said parcels and the adjacent property that is being used as a marshland. The CSD agrees to relieve the LACFCD of its ownership and assume maintenance responsibilities of the Pump Station and appurtenances.

The proposed transactions are authorized by Section 2, paragraph 13 of the Los Angeles County Flood Control Act. This Section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The Quitclaim Deed and Bill of Sale document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15312 of the CEQA Guidelines and Class 12 of the Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. These exemptions provide for the operation of existing public facilities involving negligible or no expansion of use and for the sale of surplus government property. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that could make the exemption inapplicable based on the project records.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will eliminate the need for the LACFCD to maintain and operate the Pump Station and reduce the cost of the LACFCD's expenses and exposure to potential liability.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim Deed and Bill of Sale document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors

2/11/2014

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The signature is written in a cursive, flowing style.

GAIL FARBER

Director

GF:SGS:mr

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

County Sanitation District No. 8  
of Los Angeles County  
P.O. Box 4998  
Whittier, CA 90607-4998

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

Assessor's Identification Number:  
7406-026-920 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

## QUITCLAIM DEED AND BILL OF SALE

This Quitclaim Deed and Bill of Sale ("DEED") is made by the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic ("Flood Control District") for the benefit of COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY, a county sanitation district organized and existing under the County Sanitation District Act, Health and Safety Code Section 4700, et seq. ("Sanitation District").

Flood Control District hereby conveys, assigns, releases, and quitclaims to the Sanitation District all right, title, and interest acquired under easement recorded on March 9, 1977, as Document No. 77-242480, of Official Records in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles ("Easement").

Flood Control District further sells and conveys to the Sanitation District the Wilmington Drain Pump Station No. 3 facility ("Facility") lying within the Easement. The Sanitation District shall use the Facility for the purpose of diverting low flows from the concrete channels at Private Drain No. T553 and Project No. 1201 to the Sanitation District's adjacent property being used as a marshland.

Wilmington Drain Pump Station No. 3  
(File: WILMINGTON DRAIN 2EXE)  
Includes Parcels 2EXE.1 and 2EXE.2  
451-RW 3.1 and 3.2  
S.D. 2 F6060057  
Project ID: MPR0000262

Sanitation District shall indemnify, defend, and save harmless Flood Control District, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which Flood Control District, its officers, agents, and employees may be subjected as the result of any act or omission by Sanitation District, its officers, agents, employees, or contractors arising out of the exercise by Sanitation District, its officers, agents, employees, or contractors of any of the rights granted to it by this document.

This Quitclaim Deed and Bill of Sale runs with the land, and the terms, conditions, restrictions, reservations, and agreements contained in this Quitclaim Deed and Bill of Sale will be binding upon and inure to the benefit of the Flood Control District and the Sanitation District, and their successors and assigns.

This Quitclaim Deed and Bill of Sale affects the real property in the City of Carson, County of Los Angeles, State of California, described as Parcels 2E, 2G, and 2F in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Dated February 11, 2014



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By *Don Kaska*  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By *Sachi Hamai*  
Deputy

APPROVED AS TO FORM

JOHN F. KRATTLI  
County Counsel

By *Carole Suzuki*  
Deputy

OG:bw

P:CONF:WILMINGTON 2EXE 81913 FNL 91113

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 11<sup>th</sup> day of February, 2014, the facsimile signature of DON KNARE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI  
County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Survey/Mapping & Property Management Division

Supervising Title Examiner

By \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the Easement dated \_\_\_\_\_, from the Los Angeles County Flood Control District, a body corporate and politic, to County Sanitation District No. 8 of Los Angeles County, a body corporate and politic, is hereby accepted by order of the Board of Directors of County Sanitation District No. 8 of Los Angeles County on \_\_\_\_\_, pursuant to authority conferred by resolution of said Board of Directors, adopted on \_\_\_\_\_, and the grantee consents to recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

## EXHIBIT A

### WILMINGTON DRAIN 2EXE

Includes: Parcels Nos. 2EXE.1 and 2EXE.2  
451-RW 3.1 and 3.2  
A.I.N. 7406-026-920 (Portion)  
T.G. 794 (B2, B3)  
I.M. 039-197  
S.D. 2  
F6060057

### LEGAL DESCRIPTION

#### PARCEL NO. 2EXE (Quitclaim of an easement):

That certain parcel of land in Lot F, Partition Map of the Rancho Los Palos Verdes, as shown on map filed in Case No. 2373 of the District Court of the 17<sup>th</sup> Judicial District of the State of California in and for the County of Los Angeles, described as Parcel No. 2E in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on March 9, 1977, as Document No. 77-242480, of Official Records, in the office of the Registrar-Recorder/County Clerk of said county.

Containing: 4,720± square feet.

#### PARCEL NO. 2EXE.1 (Quitclaim of an easement):

That certain parcel of land in above-mentioned Lot F described as Parcel No. 2G in the above-mentioned deed.

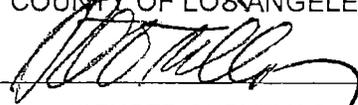
Containing: 2,305± square feet.

#### PARCEL NO. 2EXE.2 (Quitclaim of an easement):

That certain parcel of land in above-mentioned Lot F described as Parcel No. 2F in the above-mentioned deed.

Containing: 1,885± square feet.



APPROVED AS TO DESCRIPTION	
JULY 11, 2011	
COUNTY OF LOS ANGELES	
By	
LICENSED SURVEYOR	
Survey/Mapping and Property Management Division	

MATCH LINE SEE SHEET 1

# EXHIBIT B

HARBOR Fwy (RTE 110)  
(527.77)

OR D6601-591  
LACFCD  
EASE-FLOOD CONTROL  
AREA = 2.57± AC

$\Delta = 20^{\circ}19'15''$   
 $R = 253.83$   
 $L = 90.02$

(2 B) OR D6601-591  
LACFCD  
EASE-INGRESS & EGRESS  
AREA = 19698± SF

OR D2752-240  
COUNTY SANITATION DISTRICT  
NO. 8 OF LOS ANGELES COUNTY

## PARTITION MAP OF THE RANCHO LOS PALOS VERDES DCC 2373 CF 41

(LOT) F  
(POR)



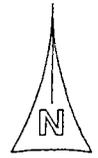
BY: *[Signature]*  
LICENSED SURVEYOR

7/11/2011  
DATE

$\Delta = 5^{\circ}38'06''$   
 $R = 366.17$   
 $L = 36.01$

S86°07'50"E  
53.00

(2 F) OR 77-242480  
LACFCD  
EASE-C.S.D. & A.S.  
AREA = 1885± SF



SCALE: 1" = 80'

### LEGEND:

( ) DENOTES RECORD DIMENSIONS  
DIMENSIONS ARE IN FEET  
C.S.D. & A.S. DENOTES COVERED STORM DRAIN  
& APPURTENANT STRUCTURES

**WILMINGTON DRAIN**  
REF.: 451-RW 3.1 AND 3.2  
SHEET 2 OF 2

100 ATCHISON TOPEKA AND SANTA FE RAILWAY 100

